

A Regular Meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York, on the sixteenth day of August 2006, at 7:30P.M, and there were present:

PRESENT: Stanley J. Keysa, Chairman
Rebecca Anderson, Chairman
John Gober, Member
Steven Socha, Member

EXCUSED: Michael Myszka, Member
Melvin Szymanski, Member

ABSENT: Lawrence Korzeniewski, Member

ALSO PRESENT:

Town Board Members: None

Other Elected Officials: None

Town Staff: Robert Harris, Engineering Consultant - Wm. Schutt & Associates
John Dudziak, Deputy Town Attorney
Mary Nowak, Recording Secretary

August 16, 2006

Planning Board Members: Stanley J. Keysa, Chairman
Rebecca Anderson
John P. Gober
Lawrence Korzeniewski
Michael Myszka
Steven Socha
Melvin Szymanski

Town Board Members: Robert H. Giza
Daniel Amatura
Mark A. Montour
Ronald Ruffino, Sr.
Donna G. Stempniak

Engineering Consultant: Robert Harris, Wm. Schutt & Associates

Deputy Town Attorney: John M. Dudziak

Highway Superintendent: Richard L. Reese, Jr.

Building & Zoning Inspector: Jeffrey H. Simme

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held August 16, 2006. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,

Stanley J. Keysa
Planning Board Chairman

SJK:mn
Encl.

Meeting called to order by Chair Keysa at 7:32 PM. Motion was made by John Gober to approve the minutes from the July 19, 2006 Planning Board Meeting. Motion was seconded by Rebecca Anderson and unanimously carried.

PLEDGE OF ALLEGIANCE

COMMUNICATIONS -

ACTION ITEMS -

TRAFFIC STUDY REVIEW - DEER RUN ESTATES SUBDIVISION, PROJECT LOCATION ON LAKE AVENUE, SOUTH OF WILLIAM STREET. THIS STUDY WAS A REQUEST OF THE PLANNING BOARD.

Kenneth Nigro owner of Deer Run Estates, Glen Cooley of E&M Engineering, and Donald Wolf who prepared the traffic study, presented to the Planning Board the traffic study report for Deer Run Estates subdivision. This traffic study was done along the southern end of Lake Avenue, the Lake Avenue and William Street intersection, and the Aurora Street and William Street intersection on Wednesday, May 3, 2006 and Thursday, May 4, 2006. The peak hours of 7 AM to 9 AM and 4 PM to 6 PM showed minimal delays for these intersections. Robert Harris, Wm. Schutt & Associates, told the Planning Board that he had received the traffic study for the proposed Windsor Ridge South subdivision today. That subdivision will consist of 319 homes. Since these two subdivisions will impact the same area, he would like to look over both traffic studies for a complete corridor study.

Chair Keysa asked the owner what stage this project is at. Mr. Nigro told the Planning Board that the last time this project was before the Planning Board it was at concept plan stage. Since then the engineering firm has changed, but he anticipated the same concept plan. Member Anderson stated that in looking over the previously submitted concept plan she noticed significant wetland irregularities, and she suggested that the Town ask that a wetlands delineation be done by the New York State Dept. of Environmental Conservation (NYSDEC). Mr. Cooley said that although the Army Corps of Engineers has signed off on the wetlands for this project, he will contact the NYSDEC regarding these wetlands. Member Anderson also told the applicant that the corner survey stakes for this project are off by quite a few feet. The Planning Board stated that the survey will need to be corrected before any development can begin. The Planning Board suggested that this project be adjourned to the September 6, 2006 Planning Board meeting. This will allow the Town's Engineering Consultant to look over both traffic studies. The applicant will contact NYSDEC regarding wetlands delineation.

DETERMINATION

At the request of the applicant this project will be adjourned to the September 6, 2006 Planning Board meeting. Robert Harris, Town Engineer will look over both traffic studies and report back to the Planning Board. Applicant will contact NYSDEC for determination of correctness of wetlands delineation. Comments from NYSDEC to be provided to Planning Board. Motion to adjourn this project was made by Steven Socha, seconded by Rebecca Anderson and unanimously carried.

OTHER MATTERS -

Rezone of 26 Rehm Road for proposed day care center - Member Socha referred to the letter dated August 1, 2006, from Maria-Rose Frisina of 22 Rehm Road, which was received by the Planning Board members at this evening's meeting. Member Socha stated that he thought that 22 Rehm Road is the new home adjacent to the proposed rezone property at 26 Rehm Road. At the July 19, 2006 Planning Board meeting, Member Socha had asked the pastor of the Hillview Baptist Church if he knew how the owner of the new house next to the proposed day care center felt about this project. The pastor stated that the new owner had no problem with the project. Member Socha voted in favor of the rezone at that meeting. According to the letter received this evening, the new owner strongly opposes this project. Member Socha asked to go on record as being disgusted by the deliberate misleading by the pastor of the Hillview Baptist Church regarding the adjacent owner's feelings regarding this project.

Nicholas Heights Subdivision - Chair Keysa told the Planning Board that the Town Board approved the final plat as submitted at the August 7, 2006 meeting. The approved plan does not show a stub street.

Patio Home developments - Chair Keysa told the Planning Board that both the Parkhaven Patio Home Subdivision and the Pleasant Meadows Patio Home Subdivision were approved with gutter curbs and not the L-shaped curbs requested by the Planning Board. Chair Keysa stated that since there are no specific guidelines for patio home developments, the gutter curbs were allowed. He asked Mr. Harris if he is working on the specific guidelines for patio homes. Mr. Harris stated that he has been working on it and that he will get it to the Planning Board as soon as he finishes.

At 8:12 PM Rebecca Anderson made a motion to adjourn the meeting. Motion seconded by Steven Socha and unanimously carried.

